

Utah Woman Invests in More Apartments Here

Fifth Purchase by Mrs. Rose Solomon, of Salt Lake City, Within a Month

Mrs. Rose Solomon, of Salt Lake City, Utah, represented by Jacob I. Berman, has purchased through Charles Berlin, from A. Quinn, 556 West 160th Street, a five-story modern apartment, on plot 67,521.00, near Broadway. This is the fifth property purchased by Mrs. Solomon within the last month.

Cedarhurst in 11th Street Sold
James F. Cruikshank and Charles W. Wayne have purchased from the Cedarhurst Realty Holding Company the six-story apartment, known as the Cedarhurst, at 241-243 West 11th Street, near Eighth Avenue, on plot 50,100. Harry Sugarman was the broker.

Bays in St. Nicholas Avenue
David H. Van Dam has purchased from H. W. Gennerich the Tacoma, a six-story apartment, at 1364 to 1370 St. Nicholas Avenue, on a plot 100,100.

Sales of Harlem Flats
Yetta Martin has sold the five-story building, on lot 25,100, at 71 West 115th Street.

Investor Buys 130th Street Houses
G. Goldreyer has sold for Mendel Pressberger 502, 506 and 508 West 130th Street, three five-story apartment houses. The buyer is an investor.

Pirate's Den in Village To Be Run by Milwaukee Woman
The three-story stable at 8 Christopher Street near Sixth Avenue is to be turned into studio apartments and a room, to be known as the Pirate's Den, which will be operated by Miss Cecelia Kemper, who is coming from Milwaukee. The building has just been taken under lease by Donald Dickman, through the Duross Company. Mr. Dick-

erman will make over the building. The lease is for a period of years. The Duross Company also reports the leasing of the three-story dwelling at 60 Perry Street to William Brandkamp, and the house at 27 Perry Street to Albert Bulsone.

Block in "Heart of Bronx" To Be Auctioned Saturday

The block front on the south side of 196th Street from Marion to Bainbridge avenues, referred to by Bryan L. Kennelly as the "Heart of the Bronx," will be sold by him at auction next Saturday on the premises. There are thirty-five lots in the property, all of which are ready for development with apartment houses, which is the character of surrounding improvements. Types of the buildings necessary are shown in the accompanying illustration. The lots are in one of the most conveniently located sections of the Bronx, being near the Third Avenue "L," which connects with the subway at 149th Street and Third Avenue, the new subway station at Jerome Avenue and Kingsbridge Road, and the Harlem Railroad, with a station at East Fordham Road and Park Avenue.

Newark Factory Building Sold

Feist & Feist have sold for the estate of Linden S. Wheaton the property at 22, 24 and 26 Halsey Street, running through to 21, 23 and 25 Treat Place, Newark, to the Essex Press Company, printing and lithographing. The property has a frontage of 75 feet on Halsey Street, with a depth of 167 feet through to Treat Place, where the property has a frontage of 75 feet. Feist & Feist have also sold for the estate of J. F. Connolly the six-family apartment at 138 and 138 South Seventh Street, Newark, on plot 60,100. Jennie Ehrenkranz is the buyer.

Suits for 16th St. Dwelling

The Duross Company has sold the three-story and basement dwelling at 253 West Sixteenth Street, on plot 17, 80, for J. I. Wakelee to Frederick E. Platt. Mr. Platt is a printer, and after extensive alterations he intends to occupy the lower part of the house for his business. The upper part will be altered into apartments.

REAL ESTATE AT AUCTION

Bronx Realty Activity Shows No Abatement

Demand for Flats Continues and Many Dwellings Change to New Owners

Kaplan & Blackner have sold for the Malex Realty Corporation (Max N. Natanson, president) 756 Fox Street, at the northeast corner of 156th Street, a five-story apartment with stores, on plot 45,100.

Ely Maran has sold 964 Sherman Avenue, a five-story modern apartment, on plot 43,105, to a realty company, a client of S. Hyman. Mr. Maran has purchased 1971 Mapes Avenue, a five-story apartment, on plot 45,100.

Mr. Maran, in conjunction with Irving I. Lewin, has sold 1820 Washington Avenue, a six-story apartment with stores; also the northeast corner of Amsterdam Avenue and 135th Street, a seven-story apartment, on plot 55,100. Barrels Maxman has sold for G. Bensa to A. Mandel the five-story apartment at 2154 Crotona Avenue; for J. Canbury a two-family house on Clinton Avenue, south of 182d Street, and for J. Cavanaugh the four-story flat at 2081 Vyse Avenue.

M. Nasanowitz & Son and H. Stonebridge have sold for J. Gillies, of California, 874 East 163d Street, a three-family flat, on lot 20,100.

A client of Leo Schaffran purchased from Sigmund Ascher 1064, 1068, 1072, 1076 and 1080 Findlay Avenue, five four-story apartment houses, on plot 26, 100 each.

Three-Family Houses Sold

Alexander Selkin and Harry Katz have sold for Martin J. Christopher the three-story and basement three-family brick dwelling, on lot 25,100, at 757 Dawson Street.

Samuel H. Martin has sold for Mary I. Schreyer 1795 Popple Avenue, a three-family dwelling.

Buyers for Two-Family Dwellings

Charles A. Weber has sold for Harry H. Horche 1135 Beach Avenue, a two-family dwelling, on lot 25,100, to Mrs. Louisa Fischer.

M. B. Larkin has resold for J. Beckman the southeast corner of Grand Avenue and 19th Street, a three-story dwelling on lot 67,105.

Samuel Cowen has sold for Mr. Dreyer 314 Leggett Avenue, a two-family house with garage, on plot 25,100, to Mr. Rosenbloom.

Brooklyn Flat for Investor

William Liss has sold for Jacob Schmieder, 497 Twelfth Street, a four-story apartment, to George H. Jackson. The same broker has sold the northwest corner of East Nineteenth Street and Avenue S, 100,100, to Harris Building Company, who will improve the plot with one family detached cottages with garages.

B. F. Knowles has sold at 71 Wilton Street a two-family house on plot 20,800, to M. Mandel, and 113 Clyburn Street, a two-family house, on plot 20,100.

The Bulkley & Horton Company has sold 605 St. John's Place, a two-story dwelling on lot 10,101, for Mrs. Madeline H. Howard.

Recorded Mortgages

Downtown
CHURCH ST. 715-23, s. s. s. 384 N. CHURCH ST. 715-23, s. s. s. 384 N. CHURCH ST. 715-23, s. s. s. 384 N.

East Side
68TH ST. 230 E. s. s. 18,250, p. m. 10. Rudolph H. Kutter to Max Benjamin, 31 E. 84th St. due Oct. 1, 1924, p. c. 12,000.

West Side
90TH ST. 10 E. s. s. 18,250, p. m. 10. Rudolph H. Kutter to Max Benjamin, 31 E. 84th St. due Oct. 1, 1924, p. c. 12,000.

South Side
SOUTHERN BLVD. s. s. s. 18,250, p. m. 10. Rudolph H. Kutter to Max Benjamin, 31 E. 84th St. due Oct. 1, 1924, p. c. 12,000.

Manhattan Vacant Properties
1037 to 1043 3d Ave., between 61st & 62d Sts.

Bronx Vacant Properties
Block front east side Lafayette Ave. 31 Lots, Manilla to Convent St.

Long Island City Improved Properties
566 & 568 Steinway Ave. & 27 Wilson Ave.

Manhattan Leaseholds
1031-3-5 Third Ave.

New York Title & Mortgage Co. Policies Free.

60% May remain on 5%
65% mortgage for 5 1/2%
70% three years 6%

Hon. Morgan J. O'Brien
Col. Thomas Crimmins
Cyril Crimmins, Esq.
Richard R. Costello, Esq., Attorney.

Send for Bookmap
31 Nassau St., New York City.
Telephone Xastor 6500

Joseph Day
Auctioneer

Home Building Increases Throughout the Country

Statistics Show 50 Per Cent of New Construction in One Week Was Residential

Residential building projects, numbering 1,994 and reaching a valuation of \$38,938,475, form more than one-half of the building projects reported throughout the country during the week September 29 to 27, according to F. W. Dodge & Co. A total of 2,697 projects, valued at \$38,911,168, was reported. Chicago led the six districts into which the country was divided, with 1,005 projects, valued at \$34,572,968. New York was second with 640, valued at \$26,451,602.

Marshall Estate to Sell 38 Lots at Ridgewood

Property in Built-Up Section, Near Elevated Station, Will Be Sold at Auction

To close the estate of the late William Marshall, owner of the stock of the Inter-County Realty Company, the Jere Johnson Jr. Company will sell at auction on Saturday, October 18, at 3 p. m., on the premises, thirty-eight lots, including nine corners in Ridgewood, Queens.

The lots are in Fresh Pond Road, Madison Street, Palmetto, Grove and Traffic Street, and Gates Avenue, adjacent to the Fresh Pond Road Station of the Myrtle Avenue elevated.

The lots have sewers and the streets are well improved. It is in a section of homes, apartments and stores. It has been arranged to accept payment for the lots in thirty-six equal monthly installments, if buyers so desire.

Westchester Estates Sold

The residence of John T. Beam, on Edgely Terrace, Park Hill, has been sold to Otto Harbach, the playwright. George Howe was the broker. The property consists of an English villa with a series of sunken gardens and terraces surrounding the house.

The Robert E. Farley Organization has sold for John J. De Witt his residence on Engels Road, New Rochelle, to Cora L. Morford, and for Marion E. Amie a plot near Neppan Heights, Yonkers, to A. P. W. Horn.

Burke Stone, Inc., has sold for Louise Nelephini a residence and six lots at Griffo Park, Rosetonville, to Harold E. Van Buskirk, of this city. The property consists of a residence at Armour Villa Park, to Emil Marcus.

Factory for Long Island City

The Roman-Callman Company has sold for the Schley Realty Corporation to the Connelley Iron Sponge and Governor Company a plot of 12,500 square feet on the east corner of Fourteenth Street and Marion Street, Long Island City. A reinforced concrete factory building will be erected on the property, plans for which are now under way.

Assignments of Mortgages

Manhattan
4TH ST. 145 W. Frederica de P. Foster to P. de P. Foster, 145 W. 4th St. due Oct. 1, 1924, p. c. 12,000.

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House Owned by McAdoo To Go at Auction

The four story and basement dwelling at 13 West Forty-eighth Street, between Fifth and Sixth avenues, on lot 25,100.5, owned by former Secretary of the Treasury McAdoo, will be sold at auction by Joseph P. Day in the Vesey Street salesroom on Monday, October 20.

On the same day Mr. Day will offer the large vacant plot, 200x100, on the west side of Jerome Avenue, The Bronx, occupying the block front from Buchanan Place to 183d Street and adjacent to a subway station of the Jerome Avenue extension. It is to be sold in four separate parcels, each 50x100, by order of Anderson & Anderson, attorneys for the owners.

Also, by order of Francis P. Garvan, Alien Property Custodian, Mr. Day will sell the seven story factory building, on lot 25,100, at 144 Goerck Street.

Building Managers to Hold Meeting on Tuesday Night

The first evening meeting of the season of the Building Managers and Owners' Association of New York will be held on next Tuesday at the Advertising Club, 47 East Twenty-fifth Street, at 6:30 o'clock. The programme will consist of general getting-together and renewing acquaintance; report of

Tenant Buys 2d Ave. Tenement

George N. Bruno & Co. have sold 2087 Second Avenue, a four-story tenement on lot 25,75, to F. Finocchio, a tenant in the building.

REAL ESTATE AT AUCTION

PUBLIC NOTICE!

For the past four weeks we have been advertising

Buy A Lot On Broadway

We have been earnestly advising this because we know from thirty years' experience that this is the kind of property the public can invest in with safety and profit, as well as for the following reasons:

1. BROADWAY IS a completely finished street, for which all assessments have been paid.
2. BROADWAY IS the main artery of New York, and the first principle of real estate investment is to buy on main thoroughfares.
3. BROADWAY IS the greatest street in the world. If you have a lot on Broadway everybody knows where it is. If you desire to resell you will never have any trouble selling on Broadway.
4. IN FIFTEEN years Broadway built up almost solidly from 110th to 181st street. To-day a large theatre is building at 181st street and Broadway. With the city five years underbuilt, during the next fifteen years Broadway should be solidly built up to the city line.
5. LOTS HAVE been selling much below their value owing to the war. Every commodity has gone up 75% to 300% in value except lots. It is inevitable that lots should rise in value also. In the four years following the Civil War lots rose 100% to 300%. The same thing should happen in the next four or five years.
6. THE BEST lots are always the cheapest in the end. It can hardly be denied that lots on Broadway, opposite Van Cortlandt Park, are the best.
7. LOTS HERE are especially suited for living purposes, with Van Cortlandt Park opposite your house for the children; for you, there is baseball, football, skating, tennis or golf and every form of outdoor amusement.
8. BROADWAY VALUES have steadily increased as the city grew. Broadway must do the same here.
9. BROADWAY HERE has a monopoly of business. Under the City restrictions, Broadway is the only street on which business is allowed. Lots here are suitable for living purposes, and business as well, and for this reason it is impossible to tell how valuable these lots may become.
10. BROADWAY LOTS at a junction, at transfer points, or at the entrance to Parks are to-day the most valuable in the city. The same conditions exist on the Van Cortlandt property at 242d street to 246th street.
11. THESE LOTS opposite Van Cortlandt Park are the most desirable to-day for building purposes and should be the first in demand, and among the first to feel the rise in value.
12. A LARGE part of the public are investing in wildcat speculations. Lots on Broadway, opposite Van Cortlandt Park, near a subway station, are a safe and sure investment, to say nothing of the opportunity it offers for a large speculative profit within the next few years. A Broadway lot is an anchor to windward in case other investments go wrong.
13. MANY OF the Broadway lots around 242d street pay good rentals (as high as \$1500 net per annum), and are a good investment to-day; if stores were built on others, they could be readily leased for a restaurant, a bakery, a confectionery, a sporting goods store, or other stores of a similar nature to supply the demands of the constant flow of transient traffic and local needs.
14. A FEW thousand dollars invested here should undoubtedly lead to a good income in a few years, as the district grows and develops. This has occurred at traffic centres on Broadway and in the Bronx; the same thing will undoubtedly occur here.
15. THIS BROADWAY front, opposite the Park, north of 246th street, should be used for residential purposes and apartment houses, and then developed into business property, the same as all business streets opposite Parks in the city.
16. FOR INVESTORS—Builders—Speculators—Operators—Home Builders—Storekeepers—It is the most historic and remarkable opportunity to obtain real, good property at first hand. This is the first time this property has ever been sold.

IN CONCLUSION—The terms are very easy. 75% of the purchase money can remain on mortgage for 5 years at 5%.

To-day is a holiday. We urge and advise you to examine the property. Pick out the lots you would like best, suitable for your purposes, go to the auction sale and see whether you cannot get them for the price you are willing to pay. This is our earnest advice to our friends and clients.

Remember, there never has been there never can be again

ANOTHER SALE LIKE THIS IN THE HISTORY OF NEW YORK

With a mile front of lots on Broadway

opposite Van Cortlandt Park

AND THE CITY RAPIDLY GROWING UP TO IT!

249 LOTS on Broadway will be sold

between 242nd St. and 256th St. and intersecting Streets,

Opposite Van Cortlandt Park, together with 24 buildings

At an absolute AUCTION SALE of the Van Cortlandt Property

TOMORROW, Tuesday, October 14th, at 12 o'clock

Titles Insured by Lawyers Title & Trust Co.

75% can remain on mortgage

To reach property—take West Side Broadway-Van Cortlandt Subway to 242nd Street and get out at property.

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